

Rezoning Petition No. 2020-144

Hopper Communities, Inc., Petitioner

Community Meeting

July 21, 2021

Rezoning Team

- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, September 20, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 5, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 18, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 1.285 Acres



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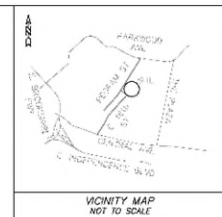
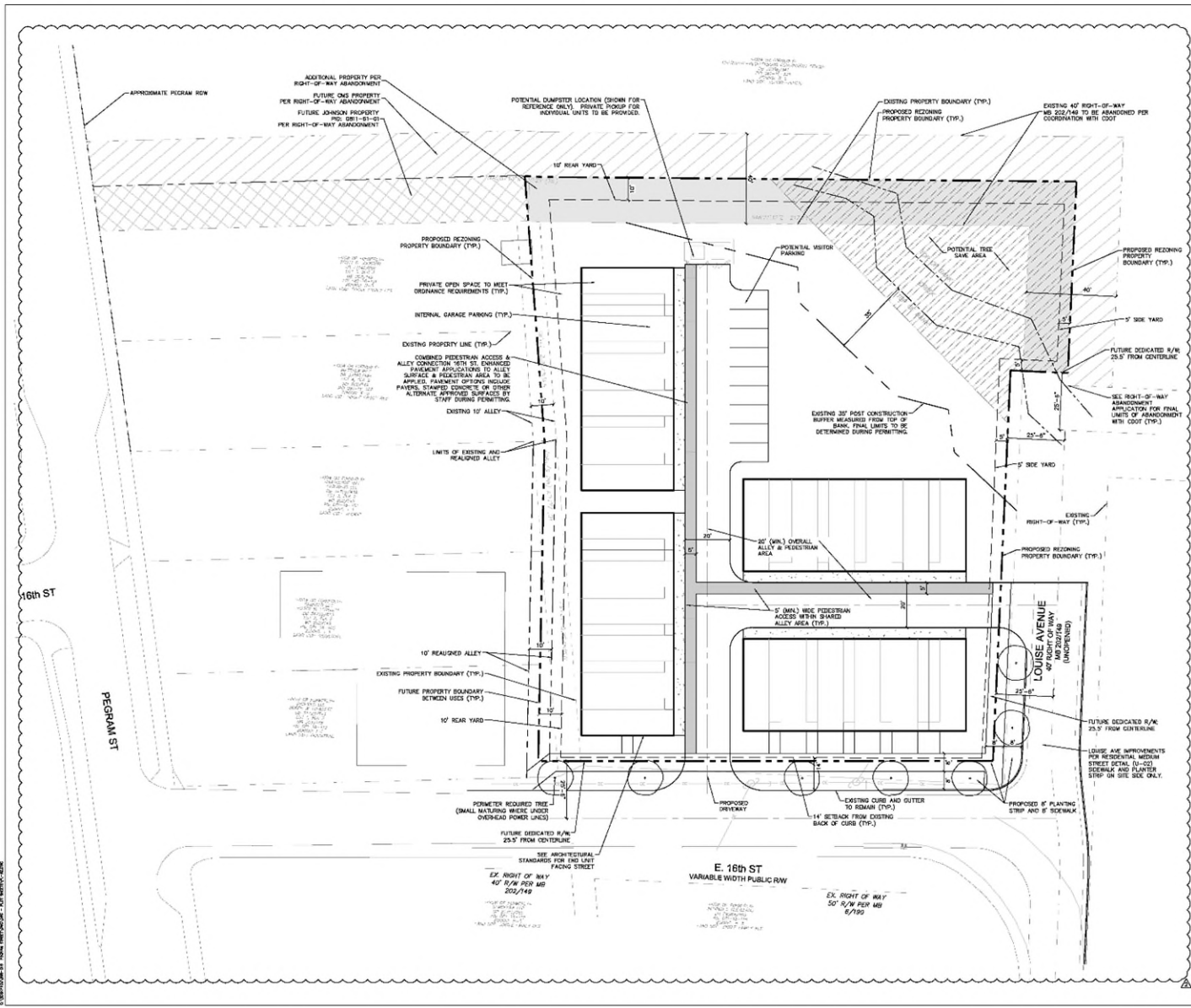


Rezoning Request

- Requesting that the site be rezoned from the I-1, R-17 MF and R-5 zoning districts to the UR-2 (CD) zoning district to accommodate the development of up to 24 single family attached dwelling units (townhomes) on the site



Rezoning Plan



SITE DATA: AREA 1

TAX PARCEL NO.:	081-161-08, 081-161-01, 081-161-04, 081-161-09 & PORTIONS OF 081810, 081810A, & 0811033
PROPOSED SITE AREA:	41,096 AC (40,500 SQ) (TO CENTER OF ALLEY)
CURRENT ZONING:	R-8 AND R-1MF
PROPOSED ZONING:	UR-2 (C2)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL AND VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED (TOWNHOMES)
PROPOSED UNITS:	24 UNITS
DENSITY:	118.67 DUA
BUILDING HEIGHT:	40' MAX.
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS

drG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2445 Wilbur Blvd. Ste 200 Charlotte, NC 28205
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REZONING PETITION
FOR PUBLIC HEARING
2020-144
REZONING DOCUMENT

PEGRAM SITE
CHARLOTTE, NORTH CAROLINA

HOPPER COMMUNITIES
1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203

SCHEMATIC
SITE PLAN

SCALE: 1" = 20'

PROJECT #: 598-016
DRAWN BY: JG
CHECKED BY: MB

AUGUST 21, 2020

REVISIONS:
1. 12.14.20 - PER STAFF COMMENTS
2. 8.21.21 - PER SITE UPDATES

HAWTHORNE ACADEMY OF HEALTH SCIENCES



PEGRAM STREET

16TH STREET

LOUISE AVE



Proposed Townhomes







[illegible]



Hopper Communities

Who is Hopper Communities?

- Hopper Communities was established in 2007. Founder, Bart Hopper, has been developing commercial, retail, and residential real estate for 25+ years.
- Hopper Communities is a development company specializing in designing and creating residential neighborhoods.
- Offices and projects in Charlotte, NC, Raleigh/Durham, NC, Charleston, SC, and Austin, TX.
- Mission is to leave a positive imprint on communities and deliver lasting value to homeowners.



Grandin Heights

Community



47 TOWNHOMES IN WESLEY HEIGHTS

Grandin Heights

- 47, two and three bedroom townhomes
- Grandin Heights, located in Wesley Heights, a walkable, history-rich neighborhood, is just minutes from the heart of Uptown Charlotte.
- Craftsman-style townhome featuring modern interiors, two-car garages, outdoor terraces, balconies, and skyline views.
- Only two remaining for sale





74 TOWNHOMES IN SEVERSVILLE

Uptown West Terraces

- 74, two and three bedroom townhomes with rooftop terraces
- Contemporary design in the Seversville neighborhood, just minutes from Uptown Charlotte.
- Quality finishes and features, two-car garage, and rooftop terraces
- Community Dog Park
- 28 homes in the 1st Phase are sold





SOUTHPOINT
AT SOUTH END



86 TOWNHOMES IN SOUTH END

SouthPoint at South End

- 86, two and three bedroom townhomes with rooftop terraces
- Modern townhomes located in the heart of South End and within walking distance to the Blue Lynx Light Rail
- Quality features and finishes, two car garages, rooftop terraces
- Community Dog Park
- 1st Phase Sold Out/Completed and 14 remaining in Phase 2

